



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
April 17, 2012**

The Zoning & Platting Commission convened in a regular meeting on April 17, 2012 @ 301 W. 2nd Street in Austin, Texas.

Vice-Chair Patricia Seeger called the Board Meeting to order at 6:05 p.m.

Board Members in Attendance:

**Patricia Seeger – Vice-Chair
Sandra Baldrige
Cynthia Banks
Gregory Bourgeois
Jason Meeker**

EXECUTIVE SESSION (No public discussion)

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

A. CITIZEN COMMUNICATION: GENERAL

No Speakers.

B. APPROVAL OF MINUTES

1. Approval of minutes from April 3, 2012.

The motion to approve the minutes from April 3, 2012 was approved by Commissioner Cynthia Banks, Commissioner Gregory Bourgeois seconded the motion on a vote of 4-0-1; Commissioner Patricia Seeger abstained, Commissioner Gabriel Rojas and Chair Betty Baker were absent.

2. Approval of minutes from March 31, 2012, Work Session meeting.

The motion to approve the minutes from March 31, 2012, Work Session meeting, was approved by Commissioner Cynthia Banks, Commissioner Gregory Bourgeois seconded the motion on a vote of 4-0-1; Commissioner Patricia Seeger abstained, Commissioner Gabriel Rojas and Chair Betty Baker were absent.

C. PUBLIC HEARINGS

- 1. Rezoning: C14-2012-0006 - Eco-9**
Location: 9511 North FM 620 Road, Bull Creek Watershed
Owner/Applicant: ECO Resources
Agent: Jim Bennett Consulting (Jim Bennett)
Request: P-CO to GR-CO
Staff Rec.: **Recommendation of GR-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department

The motion to postpone to May 15, 2012 by the request of the applicant, was approved by Commissioner Sandra Baldrige's motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 5-0; Commissioner Gabriel Rojas and Chair Betty Baker was absent.

- 2. Restrictive Covenant Amendment: C14R-85-178 (RCA) - Lakeline Boulevard Multifamily Restrictive Covenant Amendment**
Location: 2801 and 2829 Lakeline Boulevard, Buttercup Creek Watershed
Owner/Applicant: NAP Lakeline, LP (Mark Morris)
Agent: Bury & Partners, Inc. (Steven J. Bertke, P.E.)
Request: To amend an existing restrictive covenant on the property to remove the requirement for the construction of a "Recharge Pond" and to replace it with equivalent water quality controls.
Staff Rec.: **Recommended with conditions**
Staff: Sherri Sirwaitis, 974-3057, sherri.sirwaitis@austintexas.gov
Planning and Development Review Department

The motion to approve staff's recommendation to amend an existing restrictive covenant amendment, was approved on the consent agenda by Commissioner Cynthia Banks, Commissioner Gregory Bourgeois seconded the motion on a vote of 5-0; Commissioner Gabriel Rojas and Chair Betty Baker were absent.

- 3. Rezoning: C14-2012-0026 - MU 14 Investments**
Location: 4925 1/2 North Quinlan Park Road, Bear Creek West Watershed
Owner/Applicant: Taylor Woodrow Communities/Steiner Ranch, Ltd. (Adib Khoury)
Agent: Crocker Consultants (Sarah Crocker)
Request: GR-CO to GR-MU-CO
Staff Rec.: **Recommended**
Staff: Clark Patterson, 974-7691, clark.patterson@austintexas.gov
Planning and Development Review Department

This item was pulled from the agenda due to notification error, no action taken by the commission.

4. Subdivision Construction Plans: C8-2010-0056.0B - Regents West Construction Plans

Location: 3230 Travis Country Circle, Barton Creek Watershed – Barton Springs Zone

Owner/Applicant: Regents School of Austin

Agent: Hanrahan Pritchard Engineering, Inc. (Ron Pritchard, P.E.)

Request: To approve construction plans for berms and associated floodplain modifications with the following variances: (1) to allow a berm on the east campus in the CWQZ (Recharge Zone; LDC 25-8-482); (2) to allow the same berm in the WQTZ (Recharge Zone; LDC 25-8-483(A)); to allow the same berm as in (1) and (2) to be constructed on the east campus and three jetties on the west campus to be constructed as part of the floodplain modification package in the WQTZ (Contributing Zone; LDC 25-8-483(B)); (4) to allow up to a 14.5-ft cut on the west campus within the uplands and transition areas (Contributing Zone; LDC 25-8-341); and (5) to allow up to 7.2 feet of fill on the west campus within the uplands area (Contributing Zone; LDC 25-8-342).

Staff Rec.: **Recommended with conditions**

Staff: Ron Czajkowski, 974-6307, ron.czajkowski@austintexas.gov
Jeb Brown, 974-2709, jeb.brown@austintexas.gov
Planning and Development Review Department

This item was pulled from the agenda; no action taken by the Zoning & Platting Commission; will be posted on the Planning Commission agenda.

5. Final Plat: C8J-2011-0113.0A - Parmer Lane Luxury Apartmnets

Location: Parmer Lane at Legendary Drive, Walnut Creek Watershed

Owner/Applicant: Robinson Land Limited Partnership

Agent: Bury & Partners, Inc. (Dwayne Shoppa, P.E.)

Request: Approval of the Parmer Lane Luxury Apartments composed of 3 lots on 67.77 acres.

Staff Rec.: **Recommended**

Staff: Sarah Sumner, 854-7687, sarah.sumner@co.travis.tx.us
David Wahlgren, 974-6455, david.wahlgren@austintexas.gov
Single Office

The motion to approve staff’s recommendation for approval of the Parmer Lane Luxury Apartments, was approved on the consent agenda by Commissioner Cynthia Banks motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 5-0; Commissioner Gabriel Rojas and Chair Betty Baker were absent.

- 6. Preliminary: C8-2011-0134 - Esquel Phase 1 Section 4**
 Location: Escarpment Boulevard and Estana Lane, Slaughter Creek Watershed – Barton Springs Zone
 Owner/Applicant: Standard Pacific of Texas, Inc. (John Bohnen)
 Agent: LJA Engineering & Surveying, Inc. (John A. Clark)
 Request: Approval of Esquel Phase 1 Section 4 Preliminary Plan proposed for 82 lots on 45.845 acres.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov
 Planning and Development Review Department

The motion to postpone to May 1, 2012 by the request of the Zoning & Platting Commission, was approved by Commissioner Sandra Baldrige’s motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 5-0; Commissioner Gabriel Rojas and Chair Betty Baker were absent.

- 7. Final with Preliminary: C8-2011-0134.1A - Esquel Phase 1 Section 4**
 Location: Escarpment Boulevard and Estana Lane, Slaughter Creek Watershed – Barton Springs Zone
 Owner/Applicant: Standard Pacific of Texas, Inc. (John Bohnen)
 Agent: LJA Engineering & Surveying, Inc. (John A. Clark)
 Request: Approval of Esquel Phase 1 Section 4 Final Plat proposed for 82 lots on 45.845 acres.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 974-2786, don.perryman@austintexas.gov
 Planning and Development Review Department

The motion to postpone to May 1, 2012 by the request of the Zoning & Platting Commission, was approved by Commissioner Sandra Baldrige’s motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 5-0; Commissioner Gabriel Rojas and Chair Betty Baker were absent.

- 8. Preliminary: C8J-2012-0039 - Bellingham Meadows**
 Location: Farmhaven Road, Gilleland Creek Watershed
 Owner/Applicant: First Continental Investment Co. (Joe Diquinzio)
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
 Request: Approval of the Bellingham Meadows Preliminary Plan, composed of 675 lots on 183.118 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 9. Final with Preliminary: C8-07-0044.2A - Legends Way Section 1**
 Location: Bradshaw Road, Onion Creek Watershed
 Owner/Applicant: First Continental Investment Co. (Joe Diquinzio)
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
 Request: Approval of the Legends Way Section 1 Final Plat, composed of 1 lot into 70 lots on 18.358 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 10. Final with Preliminary: C8J-2012-0039.1A - Bellingham Meadows Section 1**
 Location: Farmhaven Road, Gilleland Creek Watershed
 Owner/Applicant: First Continental Investment Co. (Joe Diquinzio)
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
 Request: Approval of the Bellingham Meadows Section 1 Final Plat, composed of 138 lots on 42.236 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 11. Preliminary Plan: C8-2012-0045 - Colliers Wood Subdivision**
 Location: 10401 Sprinkle Road, Walnut Creek Watershed
 Owner/Applicant: South Ltd. (Anthony Langford)
 Agent: Vaughn & Assc. Inc. (Rick Vaughn)
 Request: Approval of the Colliers Wood Subdivision Preliminary Plan, composed of 356 lots on 186.74 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 12. Final Plat: C8J-06-0124.02.1A - Hollow at Slaughter Creek Section 2**
 Location: Genoa Drive, Slaughter Creek Watershed
 Owner/Applicant: Centex Homes (Brent Baker)
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
 Request: Approval of the Hollow at Slaughter Creek Section 2 Final Plat, composed of 79 lots on 11.925 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 13. Preliminary Plan: C8-2012-0042 - Legends Way**
 Location: Bradshaw Road, Onion Creek Watershed
 Owner/Applicant: First Continental Investment Co. (Joe Diquinzio)
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
 Request: Approval of the Legends Way Preliminary Plan, composed of 293 lots on 108.25 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 14. Preliminary Plan: C8-2012-0049 - Pioneer Hill**
 Location: Dessau Road, Walnut Creek Watershed
 Owner/Applicant: D.R. Horton (Kate McDonald)
 Agent: D.R. Horton (Kate McDonald)
 Request: Approval of the Pioneer Hill Preliminary Plan, composed of 695 lots on 268.94 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 15. Final Plat: C8J-2012-0040.0A - 8001 Hayride Road**
 Location: 8001 Hayride Road, Dry Creek/Maha Creek Watersheds
 Owner/Applicant: Ado Chanthaviaxy
 Agent: I.T. Gonzalez Engineers (Joe Farias)
 Request: Approval of the 8001 Hayride Road Final Plat, composed of 3 lots on 5.00 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #8-15;

The motion to disapprove Items #8-15, were disapproved on the consent agenda by Commissioner Cynthia Banks motion, Commissioner Gregory Bourgeois seconded the motion on a vote of 5-0; Commissioner Gabriel Rojas and Chair Betty Baker were absent.

D. NEW BUSINESS

E. ADJOURN

Vice-Chair Patricia Seeger adjourned the meeting without objection at 6:21 p.m.